



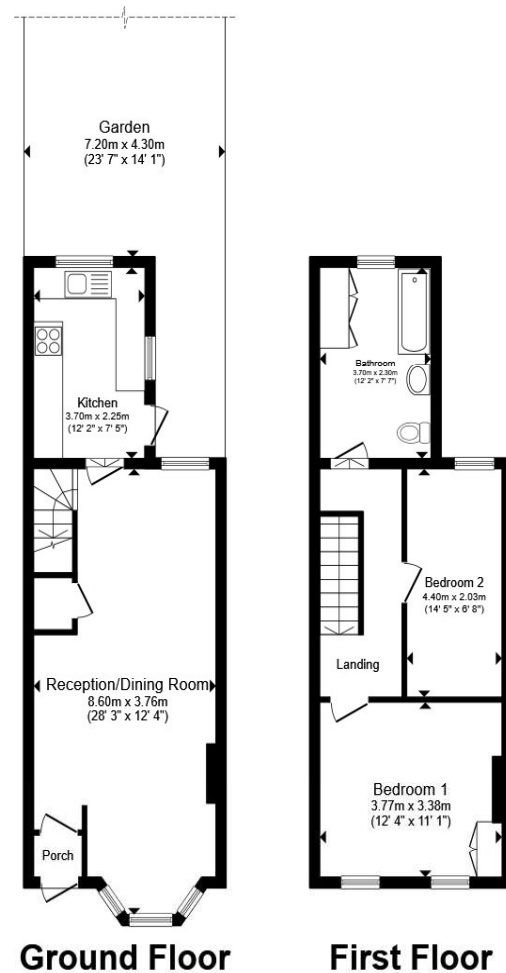
barnard marcus

**Alpha Road, Croydon CR0 6TH**

**welcome to**  
**Alpha Road, Croydon**

A beautifully maintained, chain free two double bedroom freehold house a stones throw from East Croydon Station in a quiet cul-de-sac.





Situated on a quiet residential cul-de-sac just moments from East Croydon Station, this charming two-bedroom freehold house offers the perfect blend of convenience, character and comfort. Ideal for commuters, the location provides superb transport links while retaining a peaceful residential feel.

Upon entering, you're welcomed by a bright and spacious through lounge/diner, beautifully illuminated by a period bay window. The generous living space offers ample room for both lounge and dining furniture, with flexibility for a home working area if required. Neutrally decorated with stylish laminate flooring throughout, the property is move in ready and also benefits from useful under-stairs storage.

To the rear, the spacious kitchen provides excellent storage and worktop space while overlooking the beautifully maintained rear garden. A true highlight of the home, the garden features mature planting and established greenery, creating a tranquil setting to relax, entertain or enjoy the summer sunshine.

Upstairs, the principal bedroom is a fantastic size and benefits from two windows, creating a bright and airy feel. The second bedroom is also a comfortable double, ideal for guests, family or a home office. Completing the accommodation is a generous family bathroom with a full sized bath, overhead shower, ample storage and a window for natural ventilation.

Offered to the market chain free and in move in ready condition.

**Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



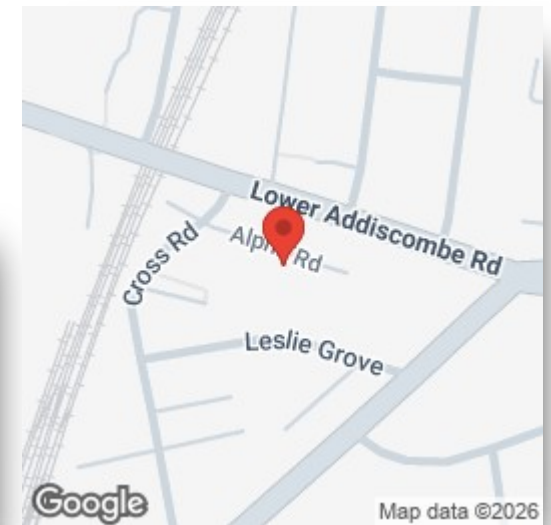
welcome to

## Alpha Road, Croydon

- CHAIN FREE
- 2 Double Bedrooms
- Upstairs Bathroom
- Cul-de-sac
- Stones throw from East Croydon Station
- Beautiful Condition Throughout
- Mature Well Maintained Garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

# £400,000



Please note the marker reflects the  
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113594](https://www.barnardmarcus.co.uk/Property/CRY113594)



Property Ref:  
CRY113594 - 0002

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